



Town of Whitby

By-law # 8219-25

Zoning By-law Amendment

Being a By-law to amend By-law #1784, as amended, being the Zoning By-law of the Town of Whitby.

Whereas, the Council of The Corporation of the Town of Whitby deems it advisable to amend By-law #1784;

Now therefore, the Council of The Corporation of the Town of Whitby hereby enacts as follows:

1. General

- 1.1. Schedule "B" to By-law #1784 is hereby amended by changing the zoning from A to GE-B-1 and NHS for the land shown as the Subject Land on Schedule "A-1" attached to and forming part of this By-law amendment.
- 1.2. Section 15.9 General Employment – Brooklin Regulations to By-law #1784, as amended, is hereby amended by adding a new subsection 15.9.3. – Exceptions and adding thereto the following Exception.

15.9.3. Exceptions

(1) Exception 1: GE-B-1 5515 Garrard Road

1. Defined Area

The lands located east of Garrard Road and south of Highway 407 and zoned GE-B-1 shall be subject to the provisions as hereinafter contained. Matters not specifically dealt with in this By-law amendment shall be governed by the relevant provisions of By-law #1784.

2. Zone Provisions

Notwithstanding any zone provisions of this By-law to the contrary, in any GE-B-1 Zone the following provisions shall apply:

(a) Determination of Lot

Notwithstanding the definition of Lot in Section 2 and any other provisions of By-law #1784, and notwithstanding the obtaining of any severance by way of a consent under the provisions of the Planning Act, R.S.O. 1990, C. P. 13 as amended from time to time, or the registration at any time of any Condominium Declaration, a Plan of Subdivision, or conveyance with respect to any portion of the said land, the land zoned GE-B-1 by this By-law shall be considered to be one lot.

(b) Parking

(i) Number of Parking Spaces

Use or purpose	Minimum Number of Parking Spaces Required (per building)
<ul style="list-style-type: none">• Warehouse Distribution Facility• Warehouse Facility• Wholesale Distribution Centre	1 parking space per 50m ² of gross floor area up to 2800 m ² plus 1 additional parking space per 250m ² of gross floor area of the building in excess of 2,800m ² .

(ii) Location of Parking Spaces

Any parking area and parking spaces are permitted in all yards.

(iii) Driveway Width

Minimum 12m

Provided however that the maximum width for a driveway intended primarily for a truck access to the site shall be 26m.

(c) Outside Storage

Notwithstanding any provisions of this By-law to the contrary, outside storage including any outside storage of vehicles including commercial vehicles and motor vehicles and any trailers shall be permitted in the rear yard and in the interior side yard provided that such outside storage is not readily visible from the streetline.

3. Zone Provisions That Do Not Apply

The following provisions shall not apply to the lands zoned GE-B-1 by this By-law amendment:

4A(4.5) Aisle Width Serving a Parking Area of a Non-Residential Use

By-law read and passed this 23rd day of June, 2025.

Elizabeth Roy, Mayor

Christopher Harris, Town Clerk

Schedule A-1

To By-law # 8219-25

This is Schedule A-1 to By-law # 8219-25 passed by the
Council of the Town of Whitby this 23rd day of June, 2025.

